



SITE INFORMATION

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| SITE AREA | |
| Total Site Area: | 3211.9 m ² (34,572.8 ft ²) |
| UNITS | |
| 19 Condo Apartment Suites | |
| MAX COVERAGE ALLOWED | |
| 43% = 1,381 m ² (14,866 ft ²) | |
| BUILDING AREA | |
| Total Building Area: | 1,649 m ² (17,749.9 ft ²) |
| LOT FRONTAGE | |
| Villeneuve Drive: | 64.8m |
| Bentley Crescent: | 85.3m |
| COVERAGE PROVIDED | |
| 51.34% | |
| LANDSCAPED AREA | |
| 1,020m ² (31%) | |
| TYPICAL UNIT AREA | |
| 892 ft ² | |
| NOTES | |

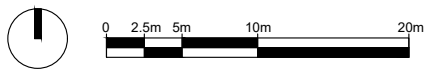
1. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a proper survey.

PORT PICTON BLOCK 204 (EAST) Concept Plan



LEGEND

| | |
|--|---------------------------|
| | PROPOSED BUILDING |
| | LANDSCAPING |
| | SUBJECT PROPERTY BOUNDARY |
| | SETBACKS |



CLIENT
CLEAVE GROUP

FOTENN
Planning + Design

| | | |
|--|---|--|
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|----------|------------|
| DESIGNED | / |
| REVIEWED | DN |
| DATE | 2024.07.08 |

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